

Debtor(s).

**Location:** Courtroom 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

F 6004-2.NOTICE.SALE

**Overbid procedure (if any):** Initial overbid must be at least \$4,700,000 if NOT represented by a real estate broker, else \$4,700,000 plus add'l 1% of total overbid (i.e. \$4,747,000). Subsequent overbids in increments of \$25,000. All bidders must qualify prior to the auction pursuant to the Bid Procedures by submitting info confirming ability to close Sale.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

DATE: April 28, 2015

TIME: 1:00 p.m.

COURTROOM: 304, U.S. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Robert P. Goe  
GOE & FORSYTHE, LLP  
18101 Von Karman Ave., Suite 510  
Irvine, CA 92612  
Telephone: (949) 798-2460  
Facsimile: (949) 955-9437  
Email: [rgoe@goeforlaw.com](mailto:rgoe@goeforlaw.com)

Date: 04/07/2015

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
18101 Von Karman Ave., Suite 510, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 04/07/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 04/07/2015, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hanley Investment Group, Inc., 300 Spectrum Center Drive, Suite 100, Irvine, CA 92618

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 04/07/2015, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Hon. Wayne Johnson, USBC, 3420 Twelfth Street, Riverside, CA 92501

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/07/2015  
*Date*

Susan C. Stein  
*Printed Name*

/s/Susan C. Stein  
*Signature*

**TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;mforsythe@goeforlaw.com
- Yoon O Ham hamy@lewishamlaw.com
- Hyongsoon Kim kimh@akingump.com, tsouthwell@akingump.com
- Bruce D Poltrock bpoltrock@frandzel.com, efiling@frandzel.com, achase@frandzel.com
- Ronald N Richards ron@ronaldrichards.com, nick@ronaldrichards.com
- Steven M Speier (TR) Imorvant@asrmanagement.com, ecf.alert+Speier@titlexi.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

**SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL:**

Via Email re Buyer, Westwood Financial Corp.:

- Jeffrey Dulberg [jdulberg@pszilaw.com](mailto:jdulberg@pszilaw.com)
- Mark J. Linder [mlinder@hkemlaw.com](mailto:mlinder@hkemlaw.com)
- Joe Dykstra joe@westfin.com

**Current Interest Holders**

MA-ALV Real Estate Holdings, LLC

Deborah L. Feldman, Esq.  
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Woodland Hills, CA 91364  
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Armony Lis Pendens

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[jimmy.nguyen@bryancave.com](mailto:jimmy.nguyen@bryancave.com)

Bear Valley Family Limited Partnership

Bear Valley Family Limited Partnership  
Attn: Gary Kanter  
2651 Irvine Avenue, Suite 141  
Costa Mesa, CA 92627

Riverside Financial Services, LLP

Joan Seymour  
2651 Irvine Avenue, Suite 141  
Costa Mesa, CA 92627

**Unsecured Creditors**

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c/o Christopher Walker, Esq.  
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Anaheim Hills, CA 92807

Ryan Gordon

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Redondo Beach, CA 90277

Timothy Lea Joens

Joens & Associates  
2201 Dupont Dr #820  
Irvine, CA 92612

**In re RL Asset Management Services,  
LLC  
USBC Case No. 6:15-bk-10606-WJ**

**Debtor**

RL Asset Management Services, LLC  
721 S Harbor Blvd  
Fullerton, CA 92832-2414

**United States Trustee**

United States Trustee  
3801 University Avenue, Ste 720  
Riverside, CA 92501

**Debtor's Counsel**

Yoon O Ham, Esq.  
Lewis & Ham LLP  
1425 W Foothill Blvd Ste 235  
Upland, CA 91786-8024

**Chapter 7 Trustee**

Steven M Speier, Trustee  
Post Office Box 7637  
Newport Beach, CA 92658

Hanley Investment Group, Inc.  
300 Spectrum Center Dr., Suite 100  
Irvine, CA 92618

Armed Forces Bank  
Edwards Air Force Base (EDW)  
240 Fitzgerald Boulevard  
Edwards AFB, CA 93524-6007

Ben Kanter  
c/o Christopher Walker, Esq.  
505 S Villa Real Ste 103  
Anaheim Hills, CA 92807-3445

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Los Angeles, CA 90067-3010

Ronan Armony  
~~31241 Ballad Rd~~  
~~Malibu, CA 90265~~  
RTS Unable to Fwd 03-31-15

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